

DockLines

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THE SANTA BARBARA WATERFRONT DEPARTMENT NEWSLETTER

December 2010

Editor: Mick Kronman
Art Director: Brian Slagle



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Marina One Replacement Project—Phase 2

Karl Treiberg, Waterfront Facilities Manager

Last summer, Waterfront staff prepared a bid package for the next three phases of the Marina One Replacement Project, with one construction phase scheduled each of the next three years. (Although these phases will be built over several years, they were combined into one bid package to determine the cost of the project and allow staff to pursue additional funding if necessary.)

Phase 2 starts with replacement of "O" and "P" fingers beginning in January. Staff is working with our contractor, Bellingham Marine Industries (BMI), on a variety of project details such as exact slip dimensions, utilities and a construction plan to minimize the time slip permittees will be displaced. One finger at a time, "P" then "O" will be entirely rebuilt to minimize the number of vessels displaced during construction. Similar to Phase 1, staff will attempt to find berthing for all displaced vessels somewhere in Santa Barbara Harbor, though it might be a little difficult for vessels in 50' and 60' slips on these two fingers.

The docks will be replaced in-kind with a few exceptions. For example, "P" finger will be extended to add two new 50' and two new 30' slips. Also, updated electrical code requirements necessitate installation of transformers on each dock instead of on the main headwalk where electrical transformers are currently located. The transformers will utilize dock space midway down the fingers, but there will be no reduction in slip length or water space available for slip permittees.

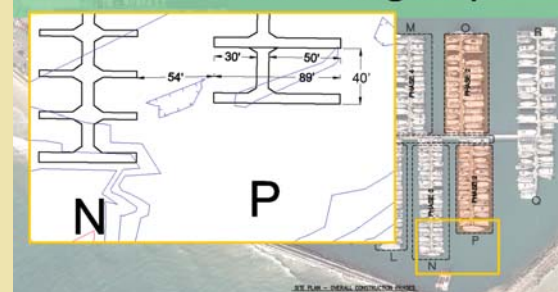
The project is funded by a \$5.5 million loan from the Department of Boating and Waterways (DBAW). BMI submitted a low bid of \$4.2 million, less than the engineer's estimate but more than the remaining loan amount. Staff has submitted an application to DBAW for an additional \$1.7 million to complete construction through Phase 4 in 2012. Debt service on this loan, including the additional \$1.7 million, has been included in the Waterfront's long term cash flow model used to prepare its annual budget.

MARINA ONE REPLACEMENT PROJECT Phase 2: "O" and "P" Fingers



Marina One Replacement Project Phase 2 Area (Orange)

MARINA ONE REPLACEMENT PROJECT Phase 2: Four New "P" Finger Slips



"P" Finger Detail: Two new 50' and two new 30' slips

DockLines

City of Santa Barbara
Waterfront Department

Office Hours
Monday through Friday
8:00 a.m. to noon
1:00 p.m. to 5:00 p.m.

Business Office: 564-5531
Harbor Patrol: 564-5530
Maintenance: 564-5522
Parking Services: 564-5523
Office Fax: 560-7580

(805) local area code

Widening Marina 3B Endtie

Marina Three is the Waterfront's ADA (Americans with Disabilities Act)-compliant marina. The Department installed a switchback gangway in 1998 that maintains a gradual slope at all tides for ease of access for disabled persons and wheelchairs. There are also 11 slips dedicated for disabled persons. At 64' long, 3B endtie is the largest ADA-compliant slip in the harbor that is available for visiting vessels. Since the dock is only four feet wide, staff designed improvements that include a wider, more stable dock that is especially helpful for vessels with disabled boaters. Marina 3B endtie is available to all boaters loading and offloading disabled persons. This includes charter vessels, transient vessels and existing slip permittees from any marina.

As a designated visitor slip, improvements to 3B endtie are eligible for a state grant. Last year, staff applied for and received a \$50,000 Boating Infrastructure Grant (BIG) administered by the California Department of Boating and Waterways to widen the endtie. The project was recently put out to bid and Schock Construction Company submitted a low bid of \$31,000. This project will be constructed concurrently with the Accommodation Dock upgrade scheduled for January (see related article).



WELCOME CONWAY FAMILY WINES ON STEARNS WHARF

Patrick Henry, Property Management Specialist

A selection process to locate a quality tenant for the wine tasting facility on Stearns Wharf recently concluded with the selection of Conway Family Wines. The formal process began in May, with a mailing to 35 interested parties that resulted in 12 applications. A Harbor Commission Selection Committee pared the number of finalists to three. The Committee met with staff to evaluate the final proposals, after which it made its lease recommendation. City Council approved the Conway lease in October.

Conway Family Wines was founded in 2007. It owns a wine production facility in Santa Maria and vineyards at Rancho Arroyo Grande. Conway produced approximately 40,000 cases of premium table wine from its 2008 harvest and expects to produce 50,000 cases from its 2009 harvest. General Manager Brandi Rosander and Assistant Manager Haley Beckwith will oversee day-to-day operations when the tasting room opens in February or March. Please extend a warm welcome to our new tenants, Conway Family Wines, at 217 Stearns Wharf #G, on the second floor. Stop by and enjoy a glass of Pinot Noir, Syrah, Chardonnay or any of their other varietals on hand. For more information, visit the Conway web site at www.conwayfamilywines.com.

Working together for a clean Santa Barbara Harbor.

CLEAN MARINA CORNER

Vessel Turn-In Program Update

Captain Steve McCullough, Santa Barbara Harbor Patrol

I first described the state's Vessel Turn-In Program (VTIP) in the March edition of *Docklines*. The program allows owners of derelict recreational vessels to voluntarily surrender them, saving money and avoiding navigational and environmental hazards from abandoned, sunken or beached boats.

Since the March report, the state adopted a budget and VTIP was funded. Santa Barbara Harbor received an \$8,000 VTIP grant. The Waterfront Department is completing final documents required to use the funds. By January 2011, we hope to begin accepting derelict vessels that have the potential to become abandoned.

Only six public agencies statewide applied for VTIP funds. They include the City of Santa Barbara, Contra Costa County, Richardson Bay Regional Agency, Santa Cruz, Morro Bay and Monterey. As the southernmost agency to receive VTIP funds, Santa Barbara has already fielded inquiries from persons wishing to surrender boats from cities as far away as San Pedro and Chula Vista.

By law, the program allows participating agencies sole discretion to accept or not accept vessels. Our intention is to "keep it local," using grant funds to remove vessels from local waters that have a potential to sink or wash ashore.

Over the past few years, many abandoned vessels have been identified as originating from slips in Santa Barbara, Ventura and Channel Islands Harbor. Marina operators conduct lien sales when vessels are abandoned. A majority of these vessels are worthless, do not sell and are destroyed. A few boats are purchased for little money and are stored in free anchorages east of Stearns Wharf. Since January, 20 vessels were beached on local City and County beaches, while two sank east of Stearns Wharf.

With the availability of VTIP funds, we hope financially or logistically challenged boat owners will surrender vessels before abandoning or selling them for next to nothing. The cost to remove a boat through VTIP is much less than to remove it once it's sunk or beached. Please contact Harbor Patrol at (805) 564-5530 if you have a vessel you want to surrender.



2010 Harbor & Seafood Festival—Best Ever?

By any measure, the 9th annual Harbor and Seafood Festival held October 9th was among the best ever. Thousands gathered under warm, sunny skies to enjoy a galaxy of fresh, sustainable seafood, including albacore, lobster, shrimp, crab, mussels, oysters, sea urchin uni, clam chowder, gumbo, paella and more. Live music, free boat rides, tall-ship tours, touch tanks, marine education exhibits, maritime museum tours and seafood cooking demonstrations added to the fun, as did 40+ craft vendors selling everything from jewelry to display-quality surfboards. So, mark your calendars now for Saturday, October 8, 2011, the 10th annual Harbor and Seafood Festival, a milestone event not to be missed.

Accommodation Dock Extension Project

With thousands of vessels tying up there every year, the Accommodation Dock is one of the most utilized facilities at the Waterfront. At 15 years old and with so much use, the dock needs an upgrade. Staff has designed an upgrade that includes extending and widening the dock for improved stability and additional space for more and larger vessels.

Since an extension of the Accommodation Dock encroaches into an area used for vessels maneuvering between Marina One and the City Pier, staff mocked up a 20' extension last year to gauge the impact on boaters. Comments from several commercial fisherman and recreational boaters convinced staff to reduce the extension to 15', allowing adequate water space for vessels to maneuver in this area. The dock width will be increased from 6' to 8' and an additional concrete pile will be installed at the end of the dock to improve stability.

This project was recently put out to bid with another dock expansion project and construction is scheduled for January 2011. The new dock will be built off-site, then transported to the harbor in sections. The contractor will drive the new pile at the end of the dock after installation is complete. Additional lights will be added to facilitate nighttime tie-ups.



Fall Means Dredging Time Again

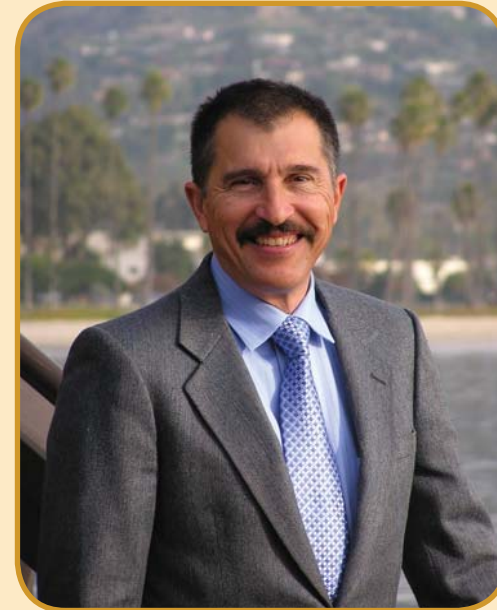
Karl Treiberg, Waterfront Facilities Manager

Following a six-month absence, the dredge has returned to Santa Barbara Harbor. At the Army Corps of Engineers' sole expense, it conducts annual maintenance dredging of the harbor. Every three years the Corps lets a new contract. Once again, AIS Construction Company with their dredge *La Encina* was low bidder and has resumed dredging.

Between three-year contracts, all dredge equipment (pipeline, dredge yard and support vessels) is removed while the project is out to bid. When AIS was awarded a new contract, activity resumed on West Beach preparing for dredging. Over 8,000' of pipe were fused and dragged to East Beach, connecting the dredge to the discharge area located opposite the Cabrillo ball field. About 350,000 cubic yards of sand is pumped through the pipe each year, nourishing East Beach and other beaches to the east along Montecito and Carpinteria. This minimizes the harbor's interruption of natural processes that carry sand from Pt. Conception to the Mugu Submarine Canyon.

Dredging will continue during spring and fall for the next three years until the project goes out to bid again. The pipeline will be buried between spring and fall cycles to minimize impacts to beach goers. The dredge yard will also be removed after spring dredging is completed (typically in April) and resurrected next October, prior to fall cycle dredging.

All boaters are encouraged to be extra vigilant when the dredge is operating, a small price to pay for a safe, navigable harbor year round.



Department Hires New Property Management Specialist

The Property Management Specialist position was established in 1997 to oversee the Department's commercial leases, including properties on Stearns Wharf and in the Harbor. Breanne Boyd, the former Property Management Specialist, left several months ago to pursue other interests and the Department recently completed a recruitment to fill the position.

Patrick Henry earned the appointment as the Department's new Property Management Specialist. For many harbor users Pat needs no introduction. He has been a familiar face as Harbor Operations Assistant at the Harbor Patrol office for over 12 years, manning the front counter, assisting customers and deftly answering a litany of questions that came his way.

Pat brings a wealth of experience to the Property Management Program, having managed marina rentals, rent collection and rental contract compliance for many years.

His duties include administering leases, overseeing the Department's \$4 million revenue generating property management program, managing Waterfront commercial properties and running its Business Activity Permit (BAP) program. Pat also assists accounting staff with revenue control and is responsible for insurance compliance and timely collection of rents and fees.

Please join staff in welcoming Pat to his new position with the Waterfront Department. He can be reached at (805) 897-1961 with questions pertaining to Waterfront properties, leases or BAPs.



Department to Test New Messaging System

Mick Kronman, Harbor Operations Manager

Following last year's implementation of a Reverse 911 system at the Waterfront, the City reached agreement with Blackboard Connect, Inc. for a web-based, voice-activated messaging system for non-emergency uses. Examples might include temporary power outages or construction projects requiring emptying dock boxes or relocating vessels. The idea is to notify boaters and tenants about important matters in a timely fashion, expediting information dissemination while avoiding the administrative burden of hand-dialing dozens, if not hundreds, of phone numbers.

Staff recently received training on the system, which can send messages to slip and mooring permittees and Waterfront tenants for one year, at a cost of \$4,800. After one year, the Department will assess the program's value before deciding whether to enter another annual contract with Blackboard.

Staff will roll out the system in January, sending a test phone message to slip permittees, mooring permittees and tenants throughout the Waterfront. Shortly after the test, staff will mail a survey to all recipients, gauging their satisfaction with the service. The survey will include an "opt out" choice for those not wishing to receive future messages.

Finally, a reminder: Staff does not intend to over-use the system to the point of annoyance. As noted earlier, messages will be tied to important events but not emergencies. We will continue to use Reverse 911 for emergencies. So stay tuned for your Blackboard Connect test message in January. We hope and expect this messaging system will significantly advance our ability to communicate quickly and effectively with Waterfront constituents.

City of Santa Barbara | Waterfront Department
PO Box 1990
Santa Barbara, CA 93102-1990



2010 Parade of Lights Grand Prize Winner *Serengetti*.
Photo by Stacy Bloodworth:

To: 

The Santa Barbara Waterfront Department Newsletter DOCKLINES

2010 Parade of Lights—Warmest Ever?

On a night warmer than any could remember in Parade of Lights history, 26 boats lit to the theme of "Silver Bells and Winter Swells" glided past a silhouetted Santa Cruz Island during the event's 25th annual celebration December 12th. Following the parade, a fireworks display fired from West Beach and a gala awards party at the Carriage and Western Art Museum concluded the memorable evening.

As always, prior to the parade Santa visited the City Pier, where hundreds of children played in snow, whispered secrets to Santa on his lap and enjoyed holiday music care of KLITE radio.

The grand prize—a Club Med trip to the Caribbean islands of Turks and Caicos—went to Jack and Karen Byers' power boat *Serengetti*. Other first-place prize winners included:

Commercial Fishing
Bernard Friedman, *Perseverance*

Commercial Other
King Williams, *Channel Cat*

Sail
Rich Ciolino, *Va Bene*

Human Power
Tara Brown and Kathie McClure, *Kayak*

Waterfront staff wishes to thank all participants for their spirit and dedication, along with the event's multiple sponsors and volunteer judges. We look forward to doing it again on December 11, 2011. See you there!



No Fee Increase for 2011 Annual Parking Permits.

Annual 2011 Waterfront Parking Permits are available for purchase now. Permit prices remain the same as last year. General permits cost \$95 and slip-permittee permits (one per slip) cost \$70. Permits are valid from date of purchase through December 31, 2011.

The Department encourages residents and slip-permittees to purchase their 2011 permits early for a whole year of economical parking. General permits are available at all Waterfront parking kiosks (except Stearns Wharf) or at the Harbormaster's Office. Slip-permittee permits may only be purchased at the Harbormaster's Office. For Waterfront Parking details call the parking office at 897-1965.

2011 Event Schedule

Operation Clean Sweep	May 7
Harbor Nautical Swap Meet	May 14
Independence Day	July 4
Harbor & Seafood Festival	October 8
Parade of Lights	December 11

Harbor Commission Schedule

January	1/20/2011
February	2/17/2011
March	3/17/2011
April	4/21/2011
May	5/19/2011
June	6/16/2011

Harbor Commission meets the third Thursday of each month at 6:30 p.m. in City Council Chambers